

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 2, 2006
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:06 a.m. Chairperson Scultz adjourned the meeting at 12:32 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia- present
Commissioner Carolyn Chase- Not present
Commissioner Robert Griswold- present
Commissioner Gil Ontai- Not present
Commissioner Dennis Otsuji- present
Commissioner Mark Steele- present/Not present for items 12, 13 &14
Cecilia Williams, Planning Department - present
Mike Westlake, Development Services-present
Jeff Strohminger, Development Services - present
Doug Humphreys, City Attorney- present
Sabrina Curtin, Recorder-present

ITEM 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

None

ITEM 2: **REQUESTS FOR CONTINUANCE:**

Item No. 8 staff requested a continuance.

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

Items # 14 was placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**

None.

ITEM -5: **COMMISSION COMMENT:**

Commissioner Garcia advised the Commission the California Native Plant Society and the Society of Landscape and Architects held a joint meeting regarding invasive species that are causing a habitat problem.

ITEM 6: Trailed from January 26, 2006 and continued from January 12, 2006:

This item was trailed and heard after Item No. 17

4113 43rd STREET – PROJECT NO. 75909

Patricia Grabski gave a brief summary of the project since it was last heard.

Speaker Slip in favor by Philip Lang.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-028 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS:

ALSO, REQUEST THE APPLICANT TO AGREE TO THE FOLLOWING CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Otsuji. Passed by a 4-1 vote with Commissioner Griswold voting nay and Commissioners Chase and Ontai nt present. Resolution No. 3944-PC.

ITEM 7 *Continued from January 26, 2006:*

CITY VILLAS CONDOMINIUMS (FORMALLY KNOW AS 837 16TH STREET) – PROJECT NO. 68637

Pete Lynch gave a brief summary of the project to the Commission, since the last time the item was heard.

Speaker slip submitted in favor by Patricia McColl and Michael D’Amelio.

No one present to speak in opposition.

COMMISSION ACTION:

Motion by Commissioner Garcia to approve the project as outlined in Report No. PC-06-041 to the Planning Commission.
Fails; lack of a second.

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO FEBRUARY 23, 2006. THE COMMISSION REQUESTED THAT THE APPLICANT REVISIT THE POSSIBLE OF PROVIDING AFFORDABLE UNITS ON-SITE. Second by Otsuji. Passed by a 4-0 vote with Commissioner Steele recusing and Commissioners Chase and Ontai not present.

ITEM 8: *Trailed from January 26, 2006:*

4641 HOME AVENUE TENTATIVE MAP - PROJECT NO. 74689

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO CONTINUE TO FEBRUARY 16, 2006 AT STAFF'S REQUEST. Second by Garcia. Passed by 4-0 vote with Commissioners Steele, Chase, and Ontai not present.

ITEM 9: Continued from December 15, 2005:

4037 IDAHO VESTING TENTATIVE MAP – PROJECT NO. 74806

Michelle Sokolowski gave a brief update on the project since it was last heard.

Speaker Slips submitted favor by Maurice Rosenberg

No one present to speak in opposition.

COMMISSION ACTION:

Motion by Commissioner Griswold to deny staff's recommendation as outlined in Report No. PC-05-324 to the Planning Commission. Commissioner Griswold is not able to make finding two, which states:

- The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (land Development Code Section 125.0440.h and State Map Act Section 66412.3).

Second by Commissioner Steele. Fails by 3-2 vote with Chairperson Schultz and Commissioner Otsuji voting nay and Commissioners Chase and Ontai not present. Item will trail to the next scheduled meeting for a full Commission.

ITEM 10: *Continued from January 26, 2006:*

4857 NARRAGANSETT TENTATIVE MAP - PROJECT NO. 71122

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO MARCH 2, 2006. Second by Commissioner Griswold. Passed by a 5-0 vote with Commissioners Chase and Otsuji not present.

ITEM 11: *Continued from January 26, 2006:*

4945 NARRAGANSETT TENTATIVE MAP - PROJECT NO. 71127

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO MARCH 2, 2006. Second by Commissioner Griswold. Passed by a 5-0 vote with Commissioners Chase and Ontai not present.

ITEM 12: **4566 OHIO TENTATIVE MAP – PROJECT NO. 77456**

Paul Godwin presented Report No. PC-06-015 to the Planning Commission.

Speaker Slip submitted in favor by Chris Christensen

No one present to speak in opposition.

COMMISSION ACTION:

Motion by Commissioner Otsuji to continue the project to have the applicant to reevaluate the elevation of the building and return to the Planning Group for review. Second by Garcia. Failed by a 3-1 with Commissioner Griswold voting nay and Commissioners Steele, Chase and Ontai.

Motion by Commissioner Griswold to deny staff's recommendation as outlined in Report No. PC-05-324 to the Planning Commission. Commissioner Griswold is not able to make finding two, which states:

- The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (land Development Code Section 125.0440.h and State Map Act Section 66412.3).

Fails; lack of a second. Item will trail to the next scheduled meeting for a full Commission.

ITEM 13: **4677 IDAHO TENTATIVE MAP - PROJECT NO. 33105**

Paul Godwin presented Report No. PC-06-015 to the Planning Commission.

No one present to speak in opposition

COMMISSION ACTION:

Motion by Commissioner Otsujito approve the project as outlined in Report No. PC-06-016 to the Planning Commission. With additional conditions:

Also, request the applicant to agree to the following conditions:

Prior to recording a final map, the subdivider shall submit landscape planting and irrigation plans demonstrating landscape upgrades to the property.

Prior to recording a final map, the subdivider shall secure all necessary building permits to replace the existing roof and remove the existing mansard roof element.

Prior to recording a final map, the subdivider shall relocate the existing two second-story middle windows so they are symmetrical with the rest of the facade.

Prior to recording a final map, the subdivider shall provide an independent evaluation prepared in accordance with the state of California business & professions code including section 7195) of the existing conditions of the building to the satisfaction of the city manager. This information shall include, but not be limited to: the structural integrity; mechanical; electrical; and plumbing systems of the building. The applicant shall provide proof of compliance or other means to assure any recommendations to repair or replace those systems to the satisfaction of the city.

Failed by a 3-1 with Commissioners Griswold, Garcia and Chairperson Schultz voting nay, Commissioners Otsuji voting yes and Commissioners Steele, Chase and Ontai not present.

Item will trail to the next scheduled meeting for a full Commission.

ITEM 14: CARDNIAL COURT REZONE – PROJECT NO. 60465

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-019 TO THE PLANNING COMMISSION. Second by Commissioner Garcia Passed by a 4-0 vote with Commissioners Chase, Ontai and Steele not present.
Resolution No. 3945-PC

ITEM 15: 4650 NIAGARA TENTATIVE MAP – PROJECT NO. 77221

Cory Wilkinson presented Report No. PC-06-042 to the Planning Commission.

Speaker slips in favor by Tony Wolfe and Robert Bateman.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO MARCH 2, 2006 TO COME BACK WITH A MORE WELL DEFINED PLAN ON LANDSCAPING AND STUCTRUAL ELEVATION. Second by Otsuji. Passed by 4-1 vote with Commissioner Griswold voting nay and Comissioner Chase and Ontai not present.

ITEM 16: 4560 NORTH AVENUE TENTATIVE MAP– PROJECT NO. 69080

Michelle Sokolowski presented Report No. PC-06-04 to the Planning Commission.

Speaker Slip submitted in favor by Glenn Kapp

Public testimony was closed.

COMMISSION ACTION:

Motion by Commissioner Griswold to deny staff's recommendation as outlined in Report No. PC-05-324 to the Planning Commission. Commissioner Griswold is not able to make finding two, which states:

- The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (land Development Code Section 125.0440.h and State Map Act Section 66412.3).

Second by Commissioner Steele. Passed by a 5-0 vote with Commissioners Chase and Ontai not present.

ITEM 17: CAMINO DEL SUR ROAD – PROJECT NO. 1902

Patricia Grabski presented Report No. PC-06-44.

Speaker slip submitted in opposition by Steven Siu, Michael Beck, Dave Hogan, and Mike Kelly.

Speaker slips submitted in favor by Scott Tillson, Ted Shan, and Ronald Dargento.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO APPROVE'S STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-029 TO THE PLANNING COMMISSION. Second by Commissioner Garcia. Passed by a 5-0 vote with Commissioner Chase and Ontai not present. Resolution No. 3946-PC

Chairperson Schultz adjourned the Planning Commission meeting at 12:32 pm.